



18 Bramley Road, Dereham

Dereham



Minors & Brady

18 Bramley Road

Dereham, Dereham

No detail has been overlooked in the complete renovation of this stunning four-bedroom family home, offering high-spec features and modern upgrades throughout. From the brand new windows and doors to the advanced Hive heating controls, every aspect has been thoughtfully designed to enhance your living experience. The spacious light light-filled rooms, including a newly converted garden room and high-end kitchen with bi-fold doors, create a perfect balance of functionality and style. With a low-maintenance landscaped garden, upgraded family bathroom and en suite, solar with battery storage that generates income, and ample storage within the double garage, this home offers an exceptional living opportunity for any family.

- Fully renovated detached family home offering a fresh modern finish throughout with fibre internet
- High-spec finishes throughout, including newly installed doors, windows, and a range of modern upgrades
- Advanced Hive heating controls that allow precise control over the home's temperature
- Fibre-optic broadband wiring is already in place, ensuring a fast and reliable connection for remote work
- Expansive lounge with seamless access to a newly converted garden room, featuring bi-fold doors and Velux windows
- Kitchen featuring sleek granite countertops, high-quality integrated appliances and under-cabinet lighting
- Water softener system installed for improved water quality
- Low-maintenance, non-overlooked garden with artificial turf, providing a clean, evergreen space for relaxation or entertaining
- Generously sized double garage with additional storage space, a brickweave driveway providing ample parking for multiple vehicles
- Private setting that is not overlooked

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The Location

Bramley Road sits within a calm residential pocket on the eastern side of Dereham, giving you an easy setting close to everyday essentials and quick access to the town centre. Supermarkets, a local pub and a country park are all within a short distance, offering everyday convenience and outdoor space for relaxed walks. The wider town centre provides an extensive range of shops, pharmacies, a doctor's surgery, dentists, a cinema, a bowling alley and a leisure centre, along with plenty of pubs and restaurants and schools for all ages. This part of Dereham offers a friendly community feel with practical access to regular bus routes, and the A47 sits close by for straightforward travel toward Norwich and King's Lynn. Being on the edge of town gives the area a quieter atmosphere while still keeping amenities right on your doorstep.

Bramley Road

This completely renovated four-bedroom family home is presented in pristine, turn-key condition, offering high-spec features throughout and a wealth of modern upgrades designed to enhance your living experience. From the brand-new windows and doors to the water softener and high-pressure system, no detail has been overlooked. Hive heating controls provide ultimate convenience, while the property has also been wired for fibre-optic broadband to support remote work. The moment you step into the entrance lobby, you'll be greeted by an inviting hallway that leads to multiple reception rooms.



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The spacious lounge, perfect for relaxing, opens up into a newly converted garden room. This versatile space, complete with bi-fold doors and Velux windows, creates a seamless extension of the living area, bringing natural light into the home and offering an ideal spot for family gatherings. A dedicated study makes working from home effortless, while the convenient WC and utility room ensure practicality. At the heart of the home, the high-spec kitchen boasts sleek granite surfaces, quality appliances, plinth lighting and ample natural light, with bi-fold doors opening onto the garden, making this space perfect for entertaining.

The upper floor of the home houses four generously sized bedrooms, including a master suite with a newly installed ensuite for added comfort. The new family bathroom serves the remaining rooms, all of which offer plenty of space and light, catering to your family's needs. Outside, the non-overlooked garden offers a low-maintenance setting with artificial turf and terraced areas, providing plenty of room for arranging outdoor furniture and creating a relaxing environment. The property also benefits from solar with battery storage that generates income.

To the front, the property features a brickweave driveway and a spacious double garage, offering plenty of room for parking or additional storage. Subject to offers, the home could be sold chain-free, presenting a rare opportunity to move into a fully upgraded, modern family home where no detail has been overlooked.

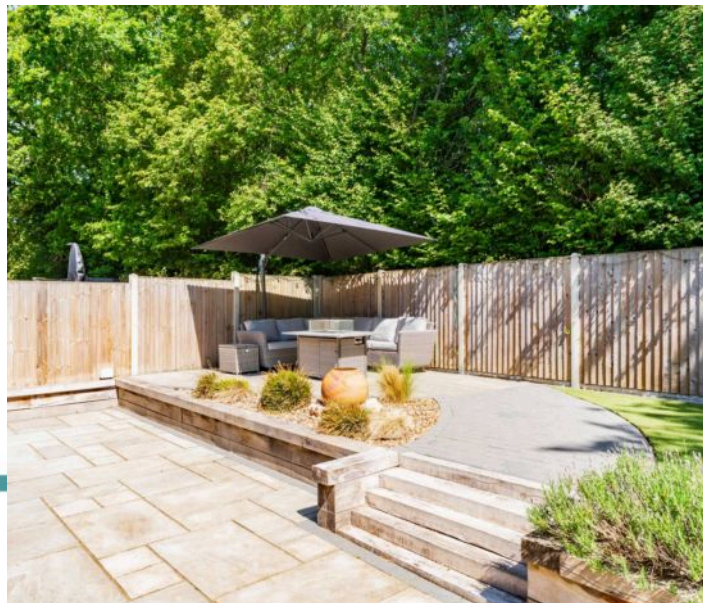
Agents Note

Sold Freehold

Connected to all mains services.

The current EPC does not reflect the recently installed solar panels and battery storage system, and the owner is exploring an updated certificate.

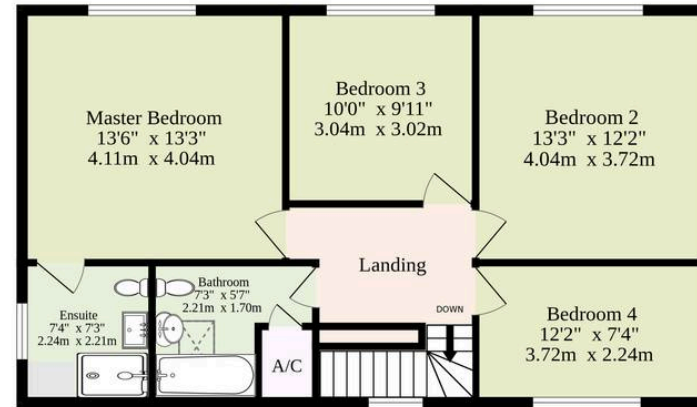
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Ground Floor
1253 sq.ft. (116.4 sq.m.) approx.



1st Floor
680 sq.ft. (63.2 sq.m.) approx.



Including The Double Garage

TOTAL FLOOR AREA : 1933 sq.ft. (179.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Minors & Brady
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